



*The Magnolia detached ADU, while much taller than the primary structure, is on a large corner lot on an alley. It was the highest-rated demonstration project among neighbors, with 65% viewing its overall impact as "good."*

# Magnolia Detached ADU

Site Address: 3255 28th Ave W

Zoning: Single Family 5000

Neighborhood Impact Survey Results

16%	19%	65%
Bad	Neutral	Good

## Project Overview

This detached accessory dwelling unit (ADU) in the Magnolia neighborhood sits at the rear of a corner lot next to an alley amidst a single family residential area. The existing primary structure is a one-story rambler built in 1934; it rests on a large 8,400 square foot lot. The home is 17'6" tall at the apex of its roof.

While almost immediately adjacent to the corner parcel's lot lines, the home is separated from the roadway by 6 feet of sidewalk and 11 feet of planting strip on 28th Ave W and 5 feet of sidewalk and 20 feet of planting strip on W Bertona St. The large planting strip serves to greatly increase the perceived size of the lot, lessening the impact of the new structure on the surrounding neighborhood.

The detached ADU structure is two stories tall, and includes a living space above a two-car garage and home office. The detached ADU is 24'1" tall at the top of its pitched roof—about five feet taller than the existing structure, but still ten feet under what zoning allows for single-family structures. The garage door of the detached ADU exits onto a 16-foot wide alley on the west side of the lot.

The detached ADU is well-designed. However, the scale, height, and other features of the existing home are not reflected in the detached ADU. The detached ADU is a more decorative structure than the main home, with more details added to its facade. The roof pitches, window sizes and facade treatments



*A view of the primary structure (left) next to the detached ADU (right).*



all differ from that of the main structure. However, the detached ADU does show some reflection of the existing structure's west-facing window pattern. The colors of the two structures could be considered complementary but because the tone of the detached ADU is much lighter than the primary structure, it tends to stand out rather than being a more modest counterpart. As a new structure on a very visible corner lot in an existing single-family zone, the detached ADU does fit in with

nearby homes, including those across W Bertona St. to the north, without duplicating specific treatments and finishes.

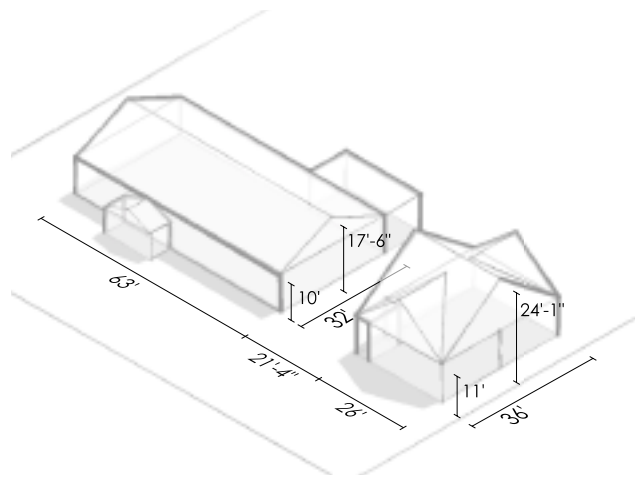
## Process Evaluation

### Application Excerpt

"The purpose of building an apartment over our detached garage is to have a place for an attendant to live". (The applicant is speaking of an adult care nurse.)

### Demonstration Program Selection

The application materials and comments received during the Demonstration Program comment period yielded 16 individuals in favor of this project and 3 individuals opposed. The comments in opposition included dislike of additional density, the preservation of single family zoning, the perception of ADUs as multi-family structures or zoning, increased traffic, and dislike of rentals or tenants. None of the



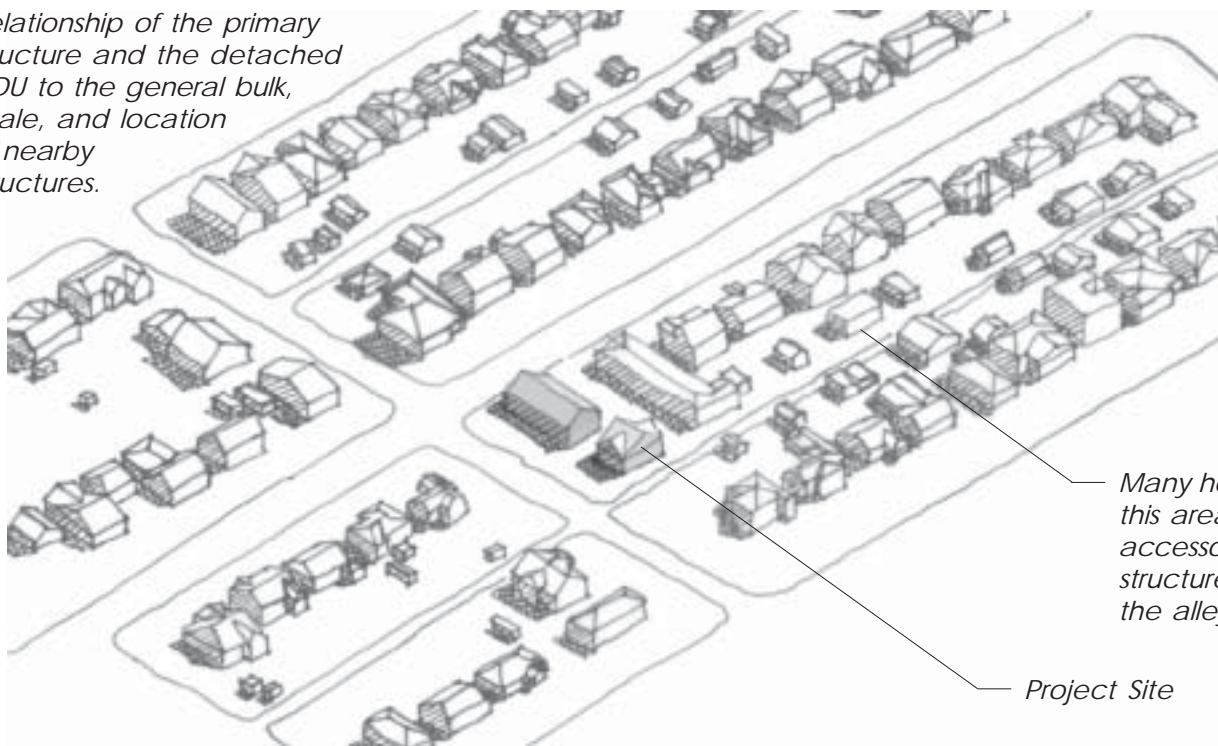
*Detached ADU relationship to primary structure*

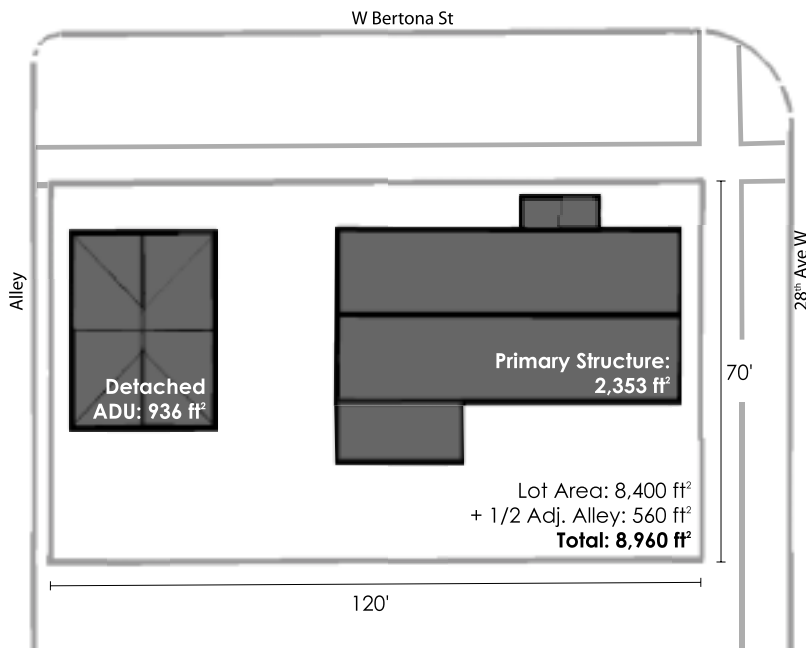
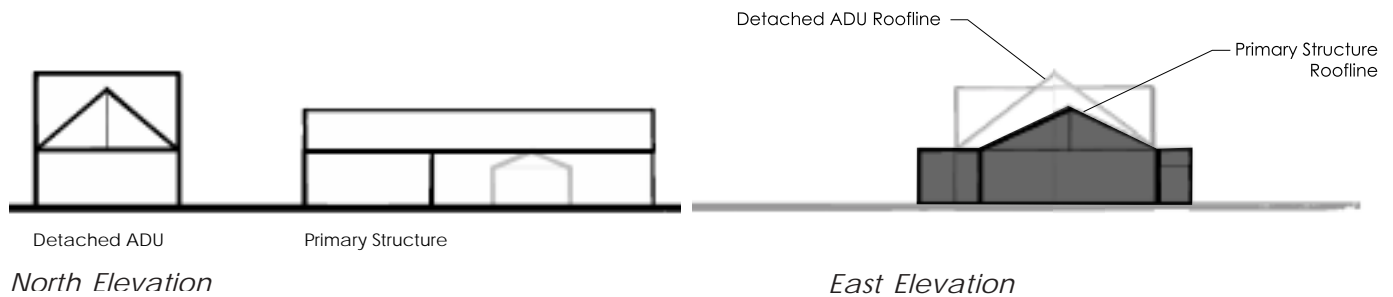
immediately adjacent neighbors were opposed to the application.

### Development Standard Departures

The development standard departure needed and granted for the proposed project was for height. Accessory structures are permitted up to twelve feet in height under existing zoning;

*Relationship of the primary structure and the detached ADU to the general bulk, scale, and location of nearby structures.*





*Total lot coverage: 37%*

the built structure is 24' 1". The Demonstration Program allowed up to two stories without a maximum specified measurement.

### Application of Design Guidelines

A Land Use Planner provided the following design guidance to assist the project in meeting the intent of the Citywide Design Guidelines: (The full text of design guidance may be found in the appendices.)

- The garage doors should face the existing alley.
- Eliminate the curb cut and driveway on West Bertona St. and utilize the improved alley.

- Minimize the height and bulk of the proposed building;
- Reduce the bulk of the second story by making it smaller than the garage level and by eliminating the second floor cantilever;
- Integrate the second floor walls with the roof structure;
- Imbed the deck into the second floor rather than thrusting it forward beyond the building walls;
- Internalize the staircase within the basic building footprint; and
- The new structure should complement the neighborhood architectural styles but not emulate the scale.

- Design details and proportions of the proposed structure should echo those of the surrounding neighborhood.
- The design of the garage should incorporate two doors or panels rather than one wide garage door.
- The landscaping already makes use of trellises and other garden features.
- Elimination of the driveway and curb cut will reinforce the existing garden along the W. Bertona St. side of the house and provide the opportunity to screen the lower portion of the proposed structure from the street.

What was the cost of construction, whether a new structure or an addition or remodel of an existing structure?

The owner stated that their costs were around \$200,000 for the detached ADU.

Was administrative Design Review cost effective for this type of small project?

The Design Review process resulted in several major changes to the siting and design of the project. The footprint of the project changed slightly to include the home office space next to the garage, which was originally facing the street, but was directed to instead face the

alleyway. A large deck that was proposed was removed, and roof pitches were increased to help reduce the scale of the project.

Based on comparisons between early drawings of this project and the final constructed project, there is no doubt that the administrative design review process was successful in improving the fit of this detached ADU into the neighborhood as a whole.

This project's land use and design review took a total of 49.25 hours, and the fee for this part of the review was \$3,593 (1.8% of the total costs). The building permit cost was \$2,053.50, bringing the total permitting fees to \$5,646.50.

#### *Magnolia Detached ADU Project Statistics*

Lot Size	8,400 ft <sup>2</sup>
Lot Width	70 ft
Lot Depth	120 ft
Alley Width	28.5 ft
Primary Structure Height	17.5 ft
Detached ADU Pitch Height	24 ft
Detached ADU Height/Lot Width Ratio	0.34
Detached ADU Base Height	11 ft
Main Structure Footprint	2,353 ft <sup>2</sup>
Detached ADU Footprint	936 ft <sup>2</sup>
Total Lot Coverage	37%
Approximate Gross Floor Area	1,872 ft <sup>2</sup> (includes garage)
Detached ADU FAR (approx.)	0.21
Minimum Side Yard Setback	9 ft to street
Minimum Rear Yard Setback	4 ft to alley
Estimated Cost of Construction	\$200,000
Approx. Cost per ft <sup>2</sup> Floor Area	\$107/ft <sup>2</sup>
Land Use Permit Fees (includes Design Review)	\$3,593
Land Use Permit Fee/Est. Cost of Construction	1.8%
Building Permit Fees	\$2,053.50
Building Permit Fees/Est. Cost of Construction	1%



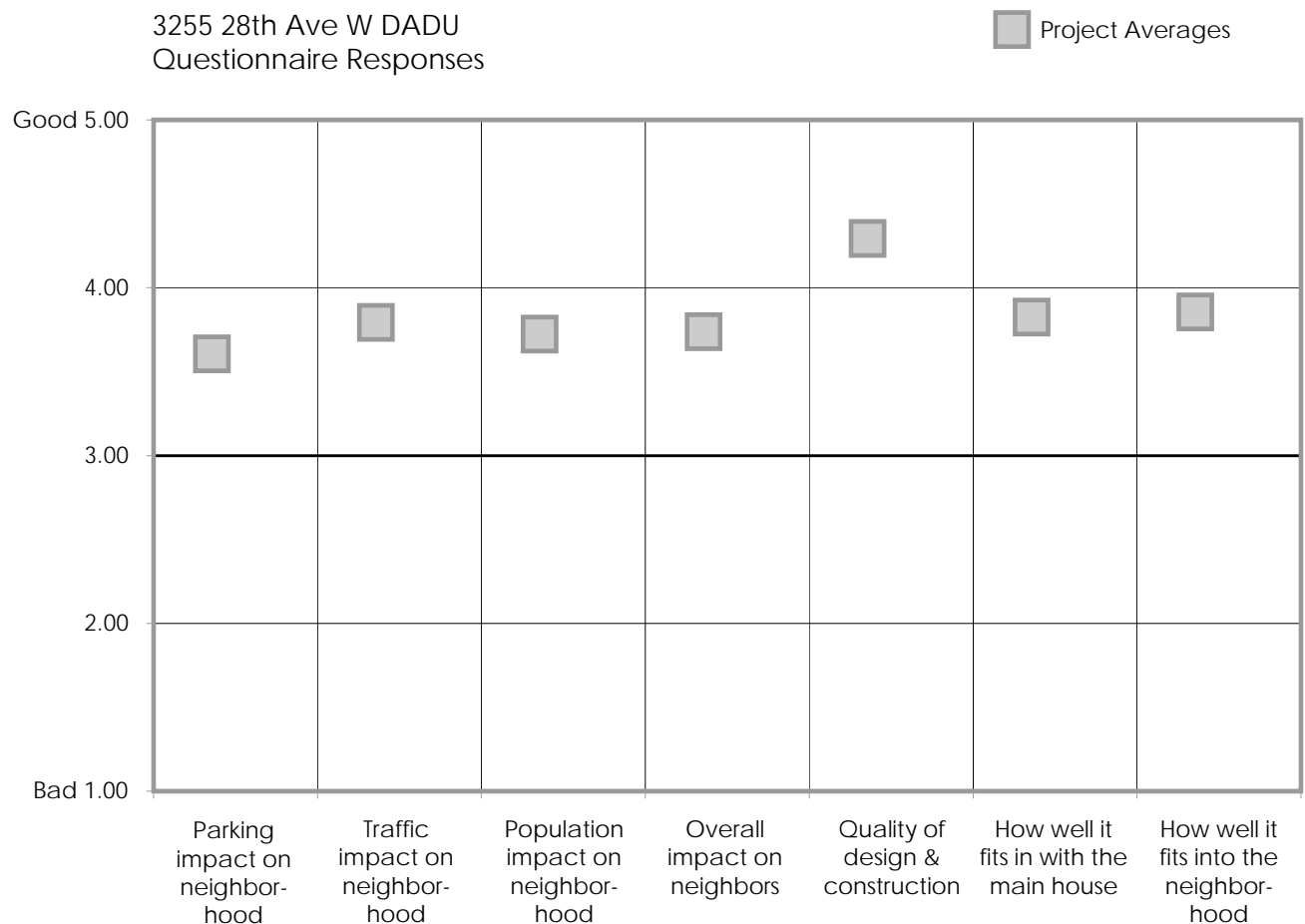


*A view of the main home from across the street.*

## Neighborhood Sentiment

What do the neighbors think of this type of housing?

The project initially had support through the Demonstration Program selection process and it maintains neighborhood support now that it is constructed. The chart on the previous page shows how this project was rated in the surveys that were sent to neighbors within 300 feet of the project. The project rated on the “good” side across all categories without the usual rating dip in Parking and Traffic impacts.



While taking pictures of the project, an elderly woman walked by with a child, and she casually remarked that she thought the owners did a wonderful job building the structure and that it fit right in with the neighborhood. This project rated the highest in surveys compared to the other constructed detached ADU projects.

Were there any unintended consequences that need to be resolved?

Among the survey form responses for this project, only one neighbor indicated a potential unintended consequence of this detached ADU:

"Detached ADU should not appear larger than the existing structures."

No other survey forms listed any specific consequences.



*The detached ADU features a double garage along an alley.*

What is the reaction of the residents of the detached ADU in terms of livability of the unit and how it could be improved?

Thus far, no tenants have resided in the detached ADU. One of the owners is differently abled, and the dwelling is meant to house a nurse, who will eventually be needed as the owners age.

## Conclusions

What were the positive results of this project? What were the negative results?

The differences in height, color, and scale between the primary structure and the detached ADU create a perception of excess bulk of the accessory structure. The amount of floor area of the structure (particularly on its second story), while within the parameters allowed through the Demonstration Program, tends to dominate the shorter home it is supposed to be subordinate to.

The quality of design and construction was rated on the "good" side of the scale more than any other issue presented in the questionnaire. Further, the large size of the lot that it sits on, the fact that it is on a corner and next to an alley, and the fact that it has a large landscaped planting strip separating the sidewalk from the street, reduce the appearance of more bulk than might be the case if this detached ADU were located in a neighborhood with smaller lots. In addition to the size of the lot, the finer details used in the project, including rounded windows, corner eaves, and trim, contribute to the neighborhood's high scores on quality of design and construction.



*The detached ADU is clearly taller than the primary structure.*

Did this project provide a design concept that would likely be applicable and acceptable in other neighborhoods?

Ultimately, the project is acceptable to the neighborhood because it was well designed on a large site—these factors would likely contribute to its acceptance in other neighborhoods, as well.

## Lessons Learned

Issues and successes that this project bring to light in considering new development standards, design guidelines, and processes include:

- the importance of early Design Review direction to ensure that elements meant to decrease perceived scale are included in the final built project:
  - using the administrative design review process in shaping detached ADUs;
- balancing neighborhood architectural compatibility versus primary structure compatibility in the Design Review process used to allow detached ADUs;

- ensuring a proper maximum allowed height of detached ADUs to limit perceived bulk and scale, privacy, and shadow impacts;
- limiting the total allowed floor area of detached ADUs to further ensure scale compatibility and neighborhood fit:
  - using floor area ratios to regulate the size of detached ADUs to ensure a proper fit;
  - maintaining a maximum amount of lot coverage when adding a detached ADU;
- requiring a minimum lot size for new detached ADUs to limit crowding; and
- using development standards that favors alleys.



*The original street-facing elevation submitted for Early Design Guidance*